

Article xx. Zoning By-Law Amendment – Shared Residential Driveway

To see if the Town will amend it's Protective Zoning By-Law by deleting in its entirety in Section 15 the following:

15.1 General

It is the intent of this Section to provide for an optional, minor, exclusively residential development of three (3) lots or less, as an alternative to conventional subdivision development, suitable for some backland lots, while preserving the rural quality of the area through the reduction in access ways, increase in front yard setbacks and the maintenance of existing vegetative and topographic conditions. Any land granted a Special Permit under this Section shall not be further divided or extended except in conformance with the requirements of this Section.

15.6 Design Standards

- a. Any land being considered for a Shared Residential Driveway Development shall have at least the minimum amount of frontage as required by the zoning district in which the land is located, for a single residential lot. In addition, the size of the lots being developed shall equal no less than 150% of the minimum lot size per the zoning district, exclusive of wetlands.

And replacing it with the following:

15.1 General

It is the intent of this Section to provide for an optional, minor, exclusively residential development of three (3) lots or less, as an alternative or complement to conventional subdivision development, suitable for some backland lots, while preserving the rural quality of the area through the reduction in access ways, increase in front yard setbacks and the maintenance of existing vegetative and topographic conditions. Any land granted a Special Permit under this Section shall not be further divided or extended except in conformance with the requirements of this Section.

15.6 Design Standards

- a. Any land being considered for a Shared Residential Driveway Development shall have at least the minimum amount of frontage on a public way as required by the zoning district in which the land is located, for a single residential lot. In addition, the size of the lots being developed shall equal no less than 150% of the minimum lot size per the zoning district, exclusive of wetlands.

Explanation:

The minor changes in the language of the bylaw is recommended to eliminate the confusion that Shared Residential Driveways are only allowed on roadways that are, or will become, publicly owned and maintained.

